

**CITY OF JORDAN
RESOLUTION NO. 05-33-2025**

**RESOLUTION ANNEXING A PORTION OF PID 109240170 FROM ST. LAWRENCE
TOWNSHIP INTO THE CITY OF JORDAN
(DOCKET #OA-1677)**

BE IT RESOLVED by the City Council of the City of Jordan, Minnesota as follows:

WHEREAS, The City of Jordan and St. Lawrence Township have entered into an orderly annexation agreement identified as MBA Docket No. OA-1677; and

WHEREAS, said orderly annexation agreement designates lands as the Designated Annexation Area; and

WHEREAS, Leslie Quatmann, the property owner, has petitioned for annexation of a portion of a property located at 6305 190th Street West (PID 190240170) which is located within the Designated Annexation Area; and

WHEREAS, no action by St. Lawrence Township or consideration by the Municipal Boundary Adjustments is required to accomplish the annexation. The Municipal Boundary Adjustment may review and comment, but shall, within 30 days, order the annexation with the terms of this resolution; and

WHEREAS, Pursuant to the Orderly Annexation Agreement between the City of Jordan and St. Lawrence Township (Docket #OA-1677), the City of Jordan states:

That part of the North Half of the Northeast Quarter of Section 24, Township 114, Range 24, Scott County, Minnesota, described as follows: Commencing at the northeast corner of said Section 24; thence South 89 degrees 53 minutes 17 seconds West, assumed bearing along the north line of said North Half of the Northeast Quarter, a distance of 1760.43 feet to the point of beginning; thence South 00 degrees 45 minutes 43 West, parallel with the west line of said North Half of the Northeast Quarter, a distance of 736.68 feet; thence North 89 degrees 28 minutes 37 seconds East 93.02 feet; thence South 00 degrees 45 minutes 43 seconds West, parallel with said west line of the North Half of the Northeast Quarter, a distance of 560.69 feet to the north line of the south 3 rods of said North Half of the Northeast Quarter; thence North 89 degrees 30 minutes 45 seconds West, along said north line of the south 3 rods, a distance of 987.92 feet to said west line of North Half of the Northeast Quarter; thence North 00 degrees 45 minutes 43 seconds East, along said west line of the North Half of the Northeast Quarter, a distance of 1286.36 feet to said north line of the North Half of the Northeast

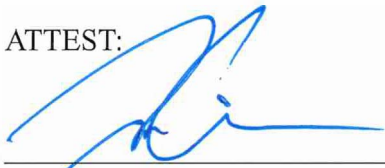
Quarter; thence North 89 degrees 53 minutes 17 seconds East 895.01 feet to the point of beginning, except land already within the city.
(EXHIBIT A)

NOW, THEREFORE, BE IT RESOLVED that the City Council finds the following:

1. The recitals set forth above are incorporated herein.
2. The City of Jordan approves the proposed annexation of the aforementioned portion of PID 190240170 from St. Lawrence Township into the City of Jordan.
3. The annexation is subject to subdivision of PID 190240170 in accordance with the survey submitted with the annexation request.
4. The staff is hereby directed to forward this resolution to the Minnesota Municipal Boundary Adjustment for review and comment.

Passed by the City Council of the City of Jordan this 12th day of May 2025.

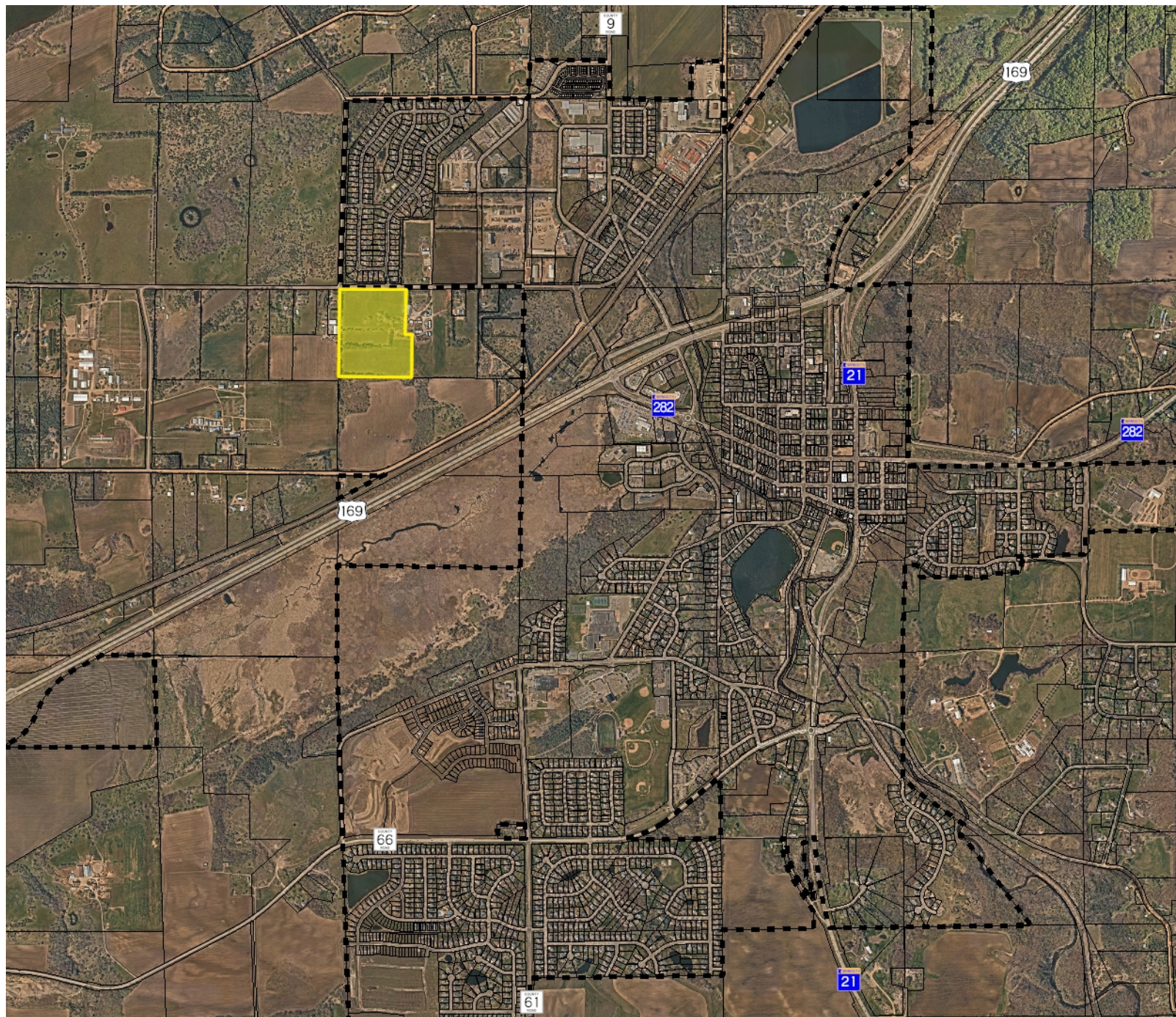
ATTEST:



Tom Nikunen, City Administrator



Travis Fremming, Mayor



Legend

City Limits

Parcels 09/10/2024

Image

Red: Red

Green: Green

Blue: Blue

Image

Red: Red

Green: Green

Blue: Blue

Annexation

PID 109240170



Disclaimer:

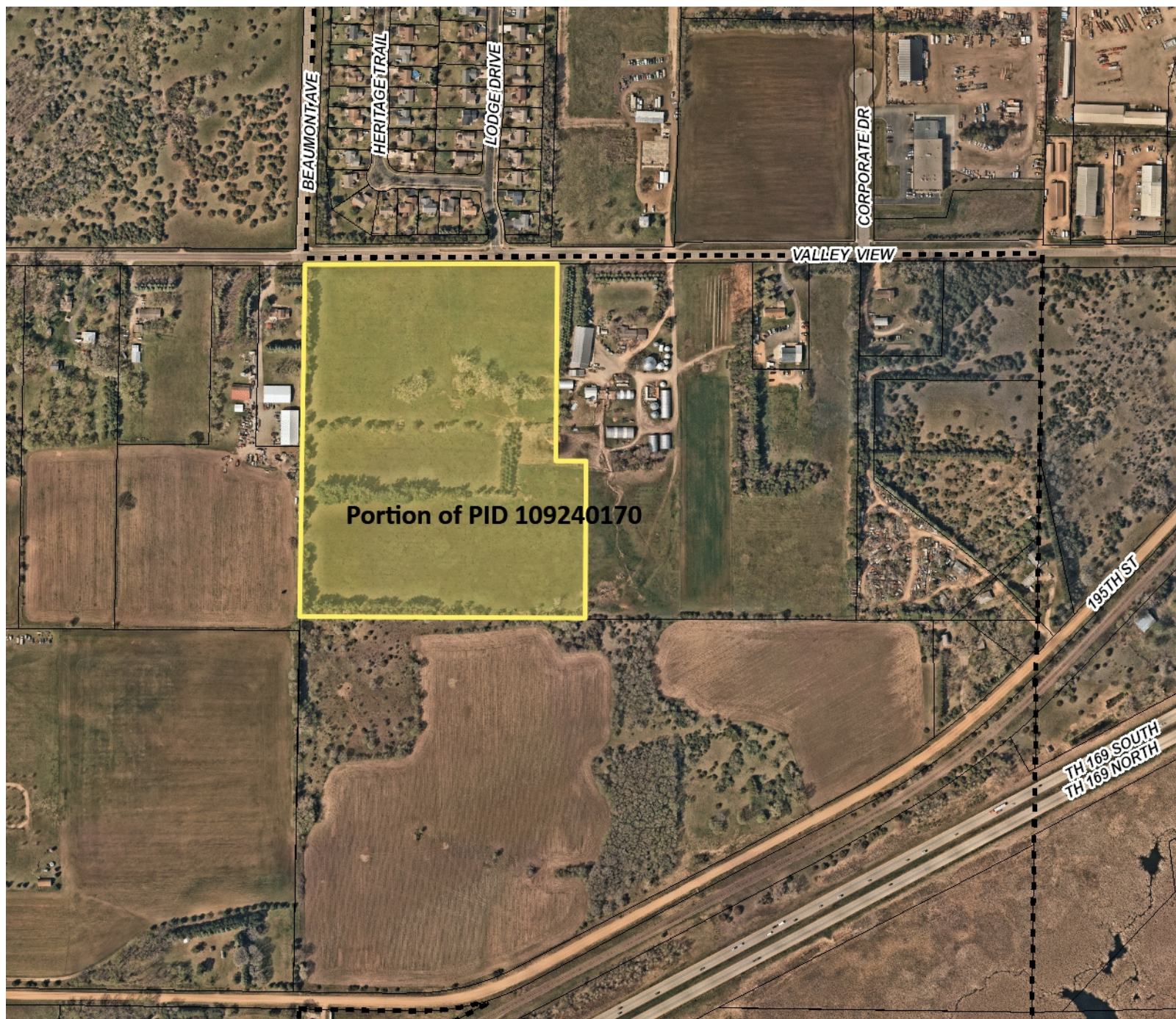
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Jordan is not responsible for any inaccuracies herein contained.

0 2,000 Feet

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Real People. Real Solutions.



Legend

City Limits

Parcels 09/10/2024

Lot Lines

Image

Red: Red

Green: Green

Blue: Blue

Image

Red: Red

Green: Green

Blue: Blue

Portion of PID 109240170

Annexation
6305 190th St



Disclaimer:

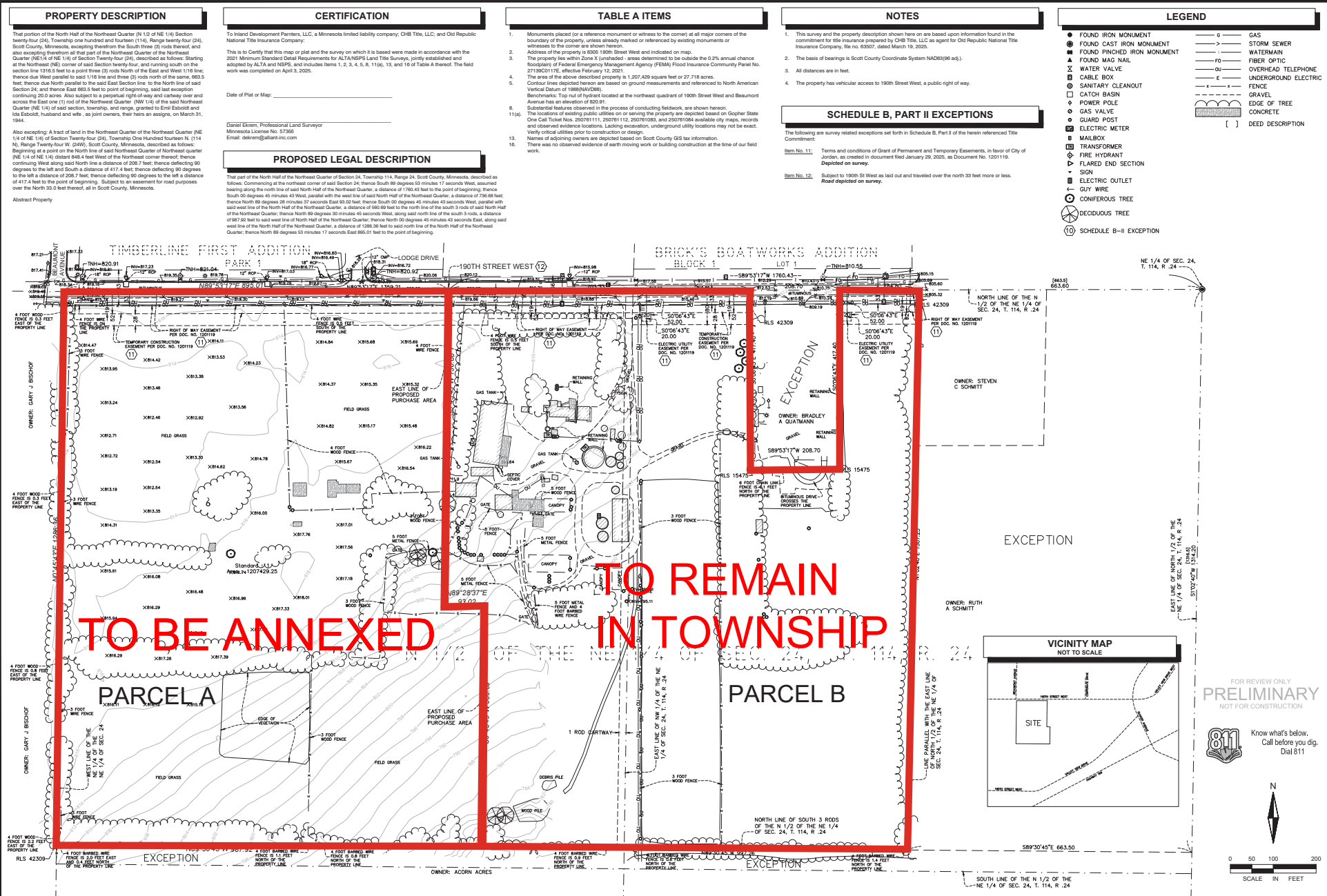
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0 500 Feet

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PROPERTY DESCRIPTION

That portion of the North Half of the Northeast Quarter (N 1/2 of NE 1/4) Section twenty-four (24), Township one hundred and fourteen (114), Range twenty-four (24), Scott County, Minnesota, excepting therefrom the South three (3) rods thereof, and also excepting therefrom all that part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section Twenty-four (24), described as follows: Starting at the Northeast (NE) corner of said Section twenty-four, and running south on the section line 1316.5 feet to a point three (3) rods North of the East and West 1/16 line; thence due West parallel to said 1/16 line and three (3) rods north of the same, 663.9 feet; thence due North parallel to the said East Section line, to the North line of said Section 24; and thence East 663.9 feet to point of beginning, said last exception containing 20.0 acres. Also subject to a perpetual right-of-way and easement over and across the East one (1) rod of the Northeast Quarter (NW 1/4) of the said Northeast Quarter (NE 1/4) of said section, township, and range, granted to Emil Ebbeloch and Ida Ebbeloch, husband and wife, as joint owners, their heirs assigns, on March 31, 1944.

Also, excepting A tract of land in the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section Twenty-four (24), Township One Hundred fourteen N, (114 N), Range Twenty-four W, (24W), Scott County, Minnesota, described as follows: Beginning at a point on the North line of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) distant 848.4 feet West of the Northeast corner thereof; thence continuing West along said North line a distance of 288.7 feet; thence deflecting 90 degrees to the left and South a distance of 417.4 feet; thence deflecting 90 degrees to the left a distance of 288.7 feet; thence deflecting 90 degrees to the left a distance of 417.4 feet to the point of beginning. Subject to an easement for road purposes over the North 33.0 feet thereof, all in Scott County, Minnesota.

Abstract Property

CERTIFICATION

To Inland Development Partners, LLC, a Minnesota limited liability company, CHB Title, LLC, and Old Republic National Title Insurance Company.

This is to Certify that this map of plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 11(a), 13, and 16 of Table A thereof. The field work was completed on April 3, 2025.

Date of Plat or Map: _____

Daniel Ekrem, Professional Land Surveyor
Minnesota License No. 57268
Email: dekrem@alliant-inc.com

TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address of the property is 6305 190th Street West and indicated on map.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27130C0117E, effective February 12, 2021.
- The area of the above described property is 1,207.439 acre feet or 27.718 acres.
- Contour lines depicted hereon are based on ground measurements and referenced to North American Vertical Datum of 1989 (NAVD83).
- Benchmarks: Top rail of hydrant located at the northeast quadrant of 190th Street West and Beaumont Avenue has an elevation of 650.91.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 200701112, 200701112, 200701083, and 200701084 available utility maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Names of adjoining owners are depicted based on Scott County GIS tax information.
- There was no observed evidence of earth moving work or building construction at the time of our field work.

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by CHB Title, LLC as agent for Old Republic National Title Insurance Company, file no. 63057, dated March 19, 2025.
- The basis of bearings is Scott County Coordinate System NAD83(06 ad5).
- All distances are in feet.
- The property has vehicular access to 190th Street West, a public right of way.

LEGEND

- FOUND IRON MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND PINCHED IRON MONUMENT
- ▲ FOUND MAG NAIL
- ✕ WATER VALVE
- CABLE BOX
- SANITARY CLEANOUT
- CATCH BASIN
- POWER POLE
- GAS VALVE
- GUARD POST
- ELECTRIC METER
- MAILBOX
- TRANSFORMER
- FIRE HYDRANT
- ▷ FLARED END SECTION
- ▽ SIGN
- ELECTRIC OUTLET
- GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE
- ⑩ SCHEDULE B-II EXCEPTION
- G — GAS
- S — STORM SEWER
- W — WATERMAIN
- FO — FIBER OPTIC
- OU — OVERHEAD TELEPHONE
- E — UNDERGROUND ELECTRIC
- F — FENCE
- GR — GRAVEL
- ET — EDGE OF TREE
- CO — CONCRETE
- () DEED DESCRIPTION

SCHEDULE B, PART II EXCEPTIONS

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

Item No. 11: Terms and conditions of Grant of Permanent and Temporary Easements, in favor of City of Jordan, as created in document filed January 29, 2025, as Document No. 1201119. Depicted on survey.

Item No. 12: Subject to 190th St West as laid out and traveled over the north 33 feet more or less. Road depicted on survey.

ALLIANT
www.alliant.com

CLIENT

Inland Development Partners

PROPERTY ADDRESS
6305 190th Street West
Jordan, Minnesota

DOCUMENT

JOB NO.	DATE	DESCRIPTION	STATUS
400440	04/03/2025	PLAN FOR ANNEXATION	FOR REVIEW ONLY
SCALE	CHECKED BY	DATE	REVIEWED BY
1" = 100'	DE	05/01/2025	FORWARD FOR REVIEW
FIELD DATE	FIELD CHECK		
04/03/2025	CHB		

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

811 Know what's below.
Call before you dig.
Dial 811

0 50 100 200
SCALE IN FEET

Sheet 1 of 1

TO BE ANNEXED IN TOWNSHIP